

Proposed Comm. + Resi. Building on Plot No. 23, Survey No.222/ 1A of Ambad Khurd Shiwar, Nashik for Shri. A. S. Dhumal thru' GPA holder Innovative Ventures thru' Partner Shri. Jitendra B. Wani.

APPROVAL

The Plans amended in
As per the conditions mentioned in
the accompanying commencement
Certificate No. dated
B2/552/14364 25/01/2019

Executive Engineer
TOWN PLANNING
Nashik Municipal Corporation
Nashik

T.D.R. Area Statement

Plot Area = 802.97 m² (24.00 m Road)
Permissible 115% T.D.R. = 923.42 m²
T.D.R. Taken = 512.00 m²
T.D.R. Land Valuation = 12,700/-
T.D.R. Utilised Land Valuation = 11,400/-
T.D.R. purchased = 512.00 m²
X = Rg/Rr X Y
= (11,400/12,700) x 512.00 = 459.59 m²

TDR utilised as per formula

permissible builtup area = 2208.17 m²
proposed builtup area = 1380.86 m²

DRC No. 758, dated 16/05/2017

Regi. deed. No. 5276/2017, dated 27/09/2017

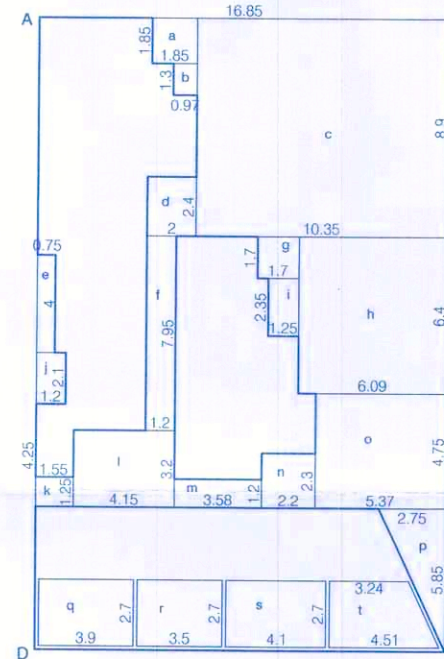
STATEMENT 2 [Sr. No. 11 (b)] Area details of Flat / Unit

Building No.	Floor No.	Flat No.	Built up area of Flat along with Share of Common areas like staircase / passages	Area Balcony attached to Flat	Area Double height terrace attached to Flat	Total Area of Flat (4+5+6)
1	Ground	1.	36.51 m ²	---	---	36.51 m ²
		2.	32.30 m ²	---	---	32.30 m ²
		3.	37.61 m ²	---	---	37.61 m ²
		4.	28.47 m ²	---	---	28.47 m ²
	First	1.	55.29 m ²	6.49 m ²	---	61.98 m ²
		2.	56.09 m ²	9.28 m ²	---	65.37 m ²
		3.	47.95 m ²	7.17 m ²	---	55.12 m ²
	Second	4,9,14,19,24	50.29 m ²	7.17 m ²	---	57.66 m ²
		5,10,15,20,25	47.66 m ²	5.13 m ²	---	52.79 m ²
		6,11,16,21,26	46.09 m ²	13.34 m ²	---	59.43 m ²
	Fifth	7,12,17,22,27	51.06 m ²	9.28 m ²	---	60.34 m ²
		8,13,18,23,28	42.95 m ²	7.17 m ²	---	50.12 m ²

STATEMENT 2 [Sr. No. 11(a)] PROPOSED BUILDING

Building No.	Floor No.	Total Built-up Area of Floor	Balcony Area with 15%	Excess Balcony area counted in FSI	Double height terrace area with in 20%	Excess Double height terrace area counted in FSI	Total FSI (3+5+7)
1	Ground	90.53 m ²	---	---	---	---	90.53 m ²
	First	195.05 m ²	29.78 m ²	---	---	---	195.05 m ²
	Second	205.48 m ²	30.82 m ²	12.98 m ²	---	---	218.46 m ²
	Third	205.48 m ²	30.82 m ²	12.98 m ²	---	---	218.46 m ²
	Fourth	205.48 m ²	30.82 m ²	12.98 m ²	---	---	218.46 m ²
	Fifth	205.48 m ²	30.82 m ²	12.98 m ²	---	---	218.46 m ²
		Sixth	208.99 m ²	31.35 m ²	12.45 m ²	---	221.44 m ²
		Total Area					1380.86 m ²

AREA DIAGRAM & AREA CALCULATIONS



FIRST FLOOR (scale : 1:200)

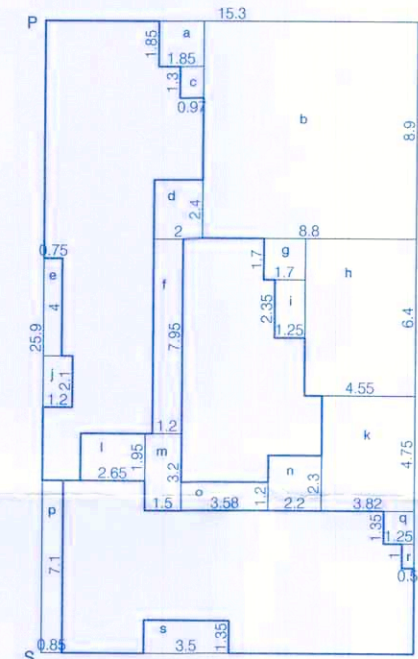
• Area of □ABCD = 16.85 X 25.90 = 436.42 M²

Deduction

- Area of Block 'a' = 1.85 X 1.85 = 3.42 M²
- Area of Block 'b' = 0.97 X 1.30 = 1.26 M²
- Area of Block 'c' = 10.35 X 8.90 = 92.12 M²
- Area of Block 'd' = 2.00 X 2.40 = 4.80 M²
- Area of Block 'e' = 0.75 X 4.00 = 3.00 M²
- Area of Block 'f' = 1.20 X 7.95 = 9.54 M²
- Area of Block 'g' = 1.70 X 1.70 = 2.89 M²
- Area of Block 'h' = 6.09 X 6.40 = 38.98 M²
- Area of Block 'i' = 1.25 X 2.35 = 2.94 M²
- Area of Block 'j' = 1.20 X 2.10 = 2.52 M²
- Area of Block 'k' = 1.55 X 1.25 = 1.94 M²
- Area of Block 'l' = 4.15 X 3.20 = 13.28 M²
- Area of Block 'm' = 3.58 X 1.20 = 4.30 M²
- Area of Block 'n' = 2.20 X 2.30 = 5.06 M²
- Area of Block 'o' = 5.37 X 4.75 = 25.51 M²
- Area of Block 'p' = 2.75 X 5.85 / 2 = 8.04 M²
- Area of Block 'q' = 3.90 X 2.70 / 2 = 5.27 M²
- Area of Block 'r' = 3.50 X 2.70 / 2 = 4.73 M²
- Area of Block 's' = 4.10 X 2.70 / 2 = 5.54 M²
- Area of Block 't' = [(3.24+4.51) / 2] X 2.70 / 2 = 5.23 M²

Total = 241.37 M²

2) Proposed B/UP area on First Floor = 436.42 - 241.37 = 195.05 M²



SECOND TO SIXTH FLOOR (scale : 1:200)

• Area of □PQRS = 15.30 X 25.90 = 396.27 M²

Deduction

- Area of Block 'a' = 1.85 X 1.85 = 3.42 M²
- Area of Block 'b' = 8.80 X 8.90 = 78.32 M²
- Area of Block 'c' = 0.97 X 1.30 = 1.26 M²
- Area of Block 'd' = 2.00 X 2.40 = 4.80 M²
- Area of Block 'e' = 0.75 X 4.00 = 3.00 M²
- Area of Block 'f' = 1.20 X 7.95 = 9.54 M²
- Area of Block 'g' = 1.70 X 1.70 = 2.89 M²
- Area of Block 'h' = 4.55 X 6.40 = 29.12 M²
- Area of Block 'i' = 1.20 X 2.10 = 2.52 M²
- Area of Block 'j' = 2.65 X 1.95 = 5.17 M²
- Area of Block 'k' = 3.82 X 4.75 = 18.15 M²
- Area of Block 'l' = 3.00 X 1.80 = 5.40 M²
- Area of Block 'm' = 1.50 X 3.20 = 4.80 M²
- Area of Block 'n' = 2.20 X 2.30 = 5.06 M²
- Area of Block 'o' = 3.58 X 1.20 = 4.30 M²
- Area of Block 'p' = 0.85 X 7.20 = 6.12 M²
- Area of Block 'q' = 1.25 X 1.35 = 1.69 M²
- Area of Block 'r' = 0.50 X 1.00 = 0.50 M²
- Area of Block 's' = 3.50 X 1.35 = 4.73 M²

Total = 190.79 M²

3) Proposed B/UP area on Second Floor = 396.27 - 190.79 = 205.48 M²

4) Proposed B/UP area on Third Floor = 205.48 M²

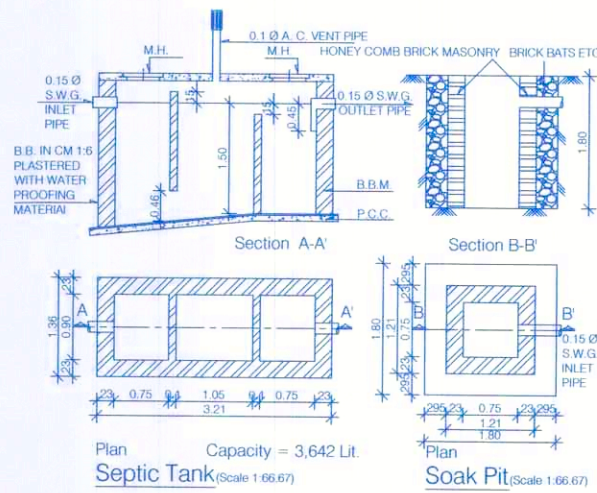
5) Proposed B/UP area on Fourth Floor = 205.48 M²

6) Proposed B/UP area on Fifth Floor = 205.48 M²

Add for Lift Area = 1.95 x 1.80 = 3.51

7) Proposed B/UP area on Sixth Floor = 205.48 + 3.51 = 208.99 M²

TOTAL PROPOSED B/UP AREA =
= 90.53 + 195.05 + 205.48 + 205.48 + 205.48 + 208.99
= 1316.49 M²



Balcony Area Statement

Floor	B/UP Area	Permissible 15%	Proposed Area	Excess
First	195.05	29.26	24.97	---
Second	205.48	30.82	43.80	12.98 m ²
Third	205.48	30.82	43.80	12.98 m ²
Fourth	205.48	30.82	43.80	12.98 m ²
Fifth	205.48	30.82	43.80	12.98 m ²
Six	208.99	31.35	43.80	12.45 m ²
		Total Excess Balcony Area =		64.37 m ²

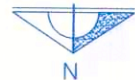
BALCONY AREA = (1.55 X 2.25) + 1.00 X (2.65 + 3.15) + 1.35 X (3.35 + 3.20) + (1.502 X 3.8) + (1.95 X 1.70) = 24.97 M²

BALCONY AREA = (1.55 X 2.25) + 1.00 X (2.65 + 3.15) + 1.35 X (3.35 + 3.60 + 3.35 + 3.20) + (1.502 X 3.8) + (1.95 X 1.70) + (3.7 X 1.8) = 43.80 M²

TYPE	SIZE	DESCRIPTION
V	0.60 X 0.90	MS Glazed Ventilators
D	0.90 X 2.10	TW Framed Paneled Door
D1	0.75 X 2.10	
D2	1.05 X 2.10	
FD	2.10 X 2.10	
FD1	1.20 X 2.10	
FD2	1.80 X 2.10	
W	1.50 X 0.90	MS Glazed Window
W1	1.00 X 0.90	
W2	1.20 X 1.20	
W3	1.50 X 1.20	
W4	0.95 X 1.35	
W5	1.25 X 1.20	
W6	1.20 X 1.20	
RS1	3.60 X 2.40	Rolling Shutter
RS2	3.20 X 2.40	
RS3	3.80 X 2.40	
RS4	4.00 X 2.40	

Parking Statement

Required for	Units	Car	Scooter	Cycle
Comm. (90.53 m ²)	02	04	04	
Resi. (0 - 40m ²)	28	07	28	28
Resi. (40 - 80m ²)	0	0	0	0
TOTAL -		09	32	32
+ 5% visitors parking		00	02	02
TOTAL Required -		09	34	34
Proposed -		09	34	34



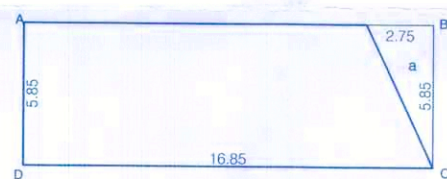
• Area of □ABCD = 16.85 X 5.85 = 98.57 M²

Deduction

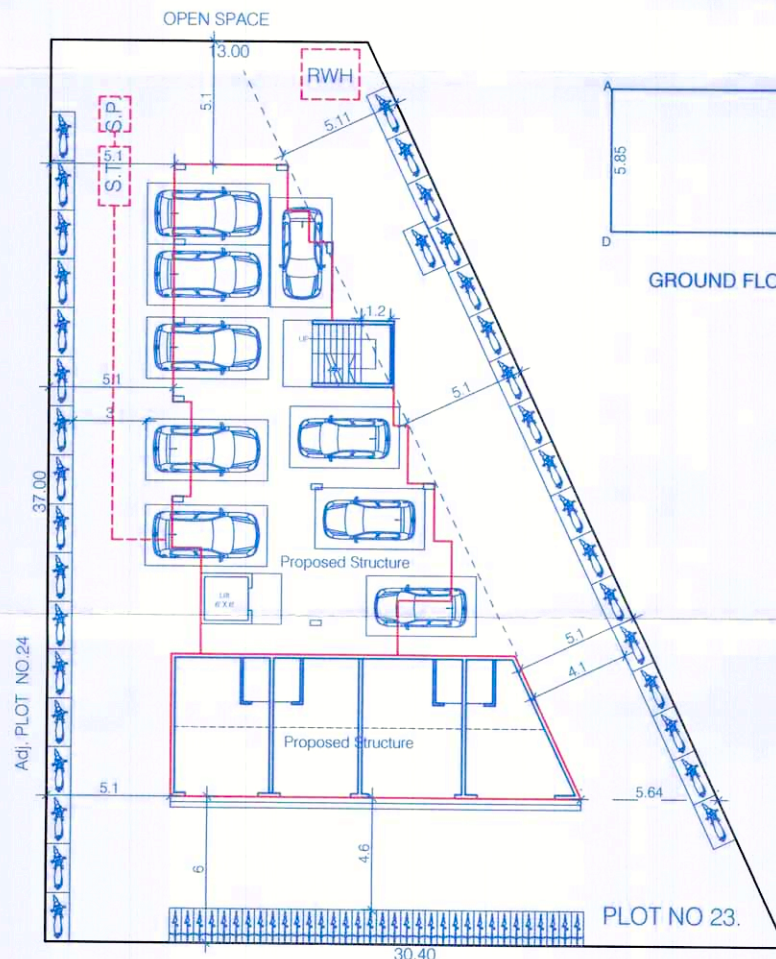
• Area of Block 'a' = (2.75 X 5.85) / 2 = 8.04 M²

Total = 8.04 M²

1) Proposed B/UP area on Ground Floor = 98.57 - 8.04 = 90.53 M²



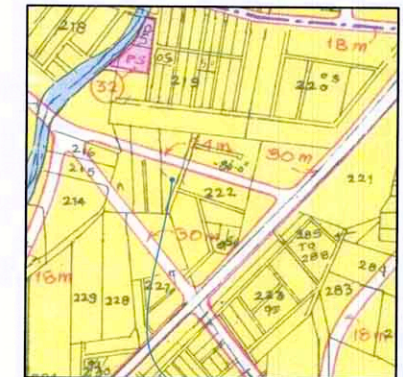
GROUND FLOOR (scale : 1:200)



--- 24.00 M WIDE DP ROAD ---

SITE PLAN (scale : 1:200)

LOCATION PLAN (scale : 1:10000)



Floor	Flat No.	Floor area of all rooms including Walls	Floor area of Balconies / alternate terrace	Common areas of Staircase / Lobby
Ground	1.	33.20 m ²	---	---
	2.	29.84 m ²	---	---
	3.	34.98 m ²	---	---
	4.	25.58 m ²	---	---
First	1.	39.99 M ²	7.47 m ²	10.72 m ²
	2.	39.37 m ²	9.28 m ²	10.72 m ²
	3.	33.76 m ²	6.52 m ²	10.72 m ²
Second	4,9,14,19,24	39.99 M ²	7.47 m ²	10.72 m ²
	5,10,15,20,25	38.33 m ²	4.50 m ²	10.72 m ²
	6,11,16,21,26	36.53 m ²	12.05 m ²	10.72 m ²
	7,12,17,22,27	39.37 m ²	9.28 m ²	5.72 m ²
Fifth	8,13,18,23,28	33.76 m ²	6.62 m ²	5.72 m ²

NOTES

Plot boundary shown in Thick Black	External Wall - 150 MM Thick
Proposed work shown in Red	Internal Wall - 100 MM Thick
Drainage line shown in Dotted Red	All dimensions are in meter

Er. Vijay K Sanap. Shri. Jitendra B. Wani.
Register Engineer sign Owners Sign



SOHAM
Architectural
Engineering
Services

CONSULTANCY, DESIGN, ENGINEERING, PROJECT MANAGEMENT

34/35, Surkar Arcade, behind HDFC Bank, Bhujbal Farm Road, New Nashik - 9
e-mail: vijay.sanap@sohamas.com, Phone: 0253 3204080, Cell: 098220 20966

DEALT : Swarja	DRG. NO. :
CHECKED : Ravi Pawar	M1.0
SCALE : as shown	
DATE : 18/11/2017	JOB NO. : SVS / 17 / 900 / JW